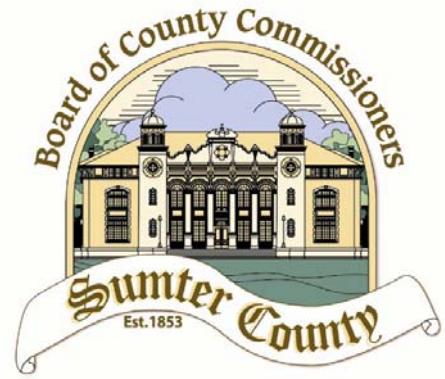


Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **May 15, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Mike Springstead-Springstead Engineering, Dan Hickey-Fire Services, Barry Ginn-Barrineau Ginn & Associates, Inc., Dave Davis-Attorney, and Karen Parker-Secretary.

The meeting convened at 2:00 p.m.

Mr. Springstead joined the Committee as County Engineer for the Villages projects.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from May 8, 2006. Mr. Lukert seconded the motion and the motion carried.

Mrs. Rogers announced VOS: Walgreens – Major Development – Revised Preliminary & Engineering Review will be postponed until May 22, 2006.

NEW BUSINESS:

VOS – Holly Hill Villas – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Incorporated, was present and requesting final plat approval to develop a 111-lot/2-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hickey, and Mr. Springstead had no comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mrs. Keenum seconded the motion and the motion carried.

VOS – Unit 147 – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Incorporated, was present and requesting final plat approval to develop a 245-lot/8-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Hickey, and Mr. Springstead had no comments. Mr. Davis stated John Arnett, III's, title was not included in the Owner Dedication, and the signature that is required for the North Sumter Utility Company, LLC must be the manager of the LLC, which is required by the Secretary of the State.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar. Mr. Lukert seconded the motion and the motion carried.

TV – Buffalo Ridge Postal Facility – East – Major Development – Preliminary & Engineering Review

Chris Germana, Kimley-Horn and Associates, Incorporated, was present and requesting preliminary and engineering approval to construct a 235 square foot postal facility. Staff comments consisted of an error in the legal description referencing the Point of Beginning, adding the zoning and land use for the surrounding property, and setback lines. Mrs. Keenum, Mrs. Howard, Mr. Lukert, and Mr. Davis had no comments. Mr. Hickey inquired as to where the closest fire hydrant would be located. Mr. Germana stated the closest fire hydrant would be located in the proposed plans for Buffalo Trail, which would be approximately 400' from the postal facility. Engineering comments consisted of sidewalk width, curbing for handicap ramp, and provide all regulatory agency permits.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS – Apalachee Villas – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Incorporated, was present and requesting preliminary approval to develop a 59-unit subdivision. Mrs. Webb, Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hickey and Mr. Springstead had no comments.

Mrs. Webb moved to approve the preliminary plans. Mrs. Howard seconded the motion and the motion carried.

VOS – Cedar Key Villas – Major Development – Preliminary Review

Chris Germana, Kimley-Horn and Associates, Incorporated, was present and requesting preliminary approval to develop a 54-unit subdivision. Staff's only comment consisted of the correction of the development name on sheet 8. Mrs. Keenum, Mrs. Howard, Mr. Lukert, Mr. Davis, Mr. Hickey, and Mr. Springstead had no comments.

Mrs. Webb moved to approve the preliminary plan subject to the comment being addressed on revised sheet 8. Mr. Lukert seconded the motion and the motion carried.

Mr. Springstead and Mr. Hickey excused themselves from the meeting.

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

Mr. Gulbrandsen arrived at 2:15 p.m., and participated in the motion.

Florida Designer Cabinets - Medium Development – Conceptual Review

David Springstead, Springstead Engineering, Incorporated, representing Florida Designer Cabinets, was present and requesting conceptual approval to construct a 5,000 square foot warehouse building. Mrs. Webb stated Fire Services and Public Works had no comments. Staff comments consisted of pavement for parking spaces, useable area for loading/unloading zones, Florida Department of Transportation pavement approval letter, and screening requirements on the west side of the property. Mrs. Keenum, Mrs. Howard, Mr. Davis, and Mr. Gulbrandsen had no comments. Mr. Lukert asked if the existing well would be left in place. Engineering comments consisted of well location, restroom facilities, loading/unloading zone, stop sign/stop bar, and the designated retention area being too close to CR 526/Mulberry Street. Mrs. Rogers inquired as to the distance between the existing buildings and the proposed warehouse and asked

Mrs. Webb to check with Public Works concerning the designated retention area comment from Mr. Ginn. Mr. Springstead stated the distance between the buildings is approximately 10 feet.

Mrs. Webb moved to approve the conceptual plan subject to all comments being addressed and any comments from Public Works being addressed on revised plans. Mrs. Howard seconded the motion and the motion carried.

Mark Caruthers Modular Office – Medium Development – Conceptual Review

Mark Caruthers, MCC, was present and requesting conceptual approval to place a 24' X 44' commercial modular office trailer on site for office space. Mrs. Rogers asked Mr. Caruthers to give the Committee a brief explanation of his project. Mr. Caruthers stated he has outgrown his current office space and would like to place a 24' X 44' commercial modular office trailer with a 10' X 10' front porch and sidewalk to accommodate American Disability Act regulations. The modular office will be used by Mr. Caruthers and his secretary. This facility will not be open to the public. A privacy fence will be installed on the south end of the property to block his construction equipment and the driveway will be paved in the near future. Mrs. Webb stated Environmental Health's only comment consisted of whether or not an existing well was on site and Fire Services comments consisted of an approved exit sign, fire extinguisher, and lighting be installed. Mr. Caruthers stated there is an existing well on site. Mr. Davis, Mr. Lukert, Mrs. Howard, and Mrs. Keenum had no comments. Staff comments consisted of screening requirements and would a dumpster be used. Mr. Caruthers stated screening will be provided and a dumpster is already in place. Mrs. Webb stated Public Works comment consisted of Mr. Caruthers deeding 35' to the county for right-of-way access. Mr. Caruthers stated he is not willing to donate the 35' right-of-way requested by Public Works. Mrs. Rogers stated that issue can be discussed with the Board of County Commissioners.

Mrs. Webb moved to approve the conceptual plan subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

Public Forum

Mrs. Rogers requested a special meeting for Florida Crushed Stone on Tuesday, May 30, 2006 at 2:00 p.m.

Mrs. Webb moved to approve the special meeting request. Mr. Ginn seconded the motion and the motion carried.

The next meeting is scheduled for May 22, 2006.

Mr. Ginn moved to adjourn. Mrs. Keenum seconded the motion and the motion carried.

Meeting adjourned at 2:40 p.m.